

# Property and Construction Management Department

*Boston Public Facilities Department*

*Thomas M. Menino, Mayor*

*Michael J. Galvin, Chief of Public Property*



Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

March 8, 2012  
Meeting Time: 2:00 p.m.

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BOSTON, MA

Location: Public Facilities Commission  
26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its March 8, 2012 meeting:

- |   |   |   |
|---|---|---|
| <b>VOTE 1</b><br><b>Doug Chakmakian</b> | <b>CONTRACT TO CSS ARCHITECTS INC.:</b> to provide architectural design and construction administration services associated with the building envelope repairs at the Hyde Park Community Center.   | <b>\$62,495.00</b>  |
| <b>VOTE 2</b><br><b>Wayne MacKenzie</b> | <b>AMENDMENT TO THE VOTE OF JUNE 10, 2010:</b> a contract with Camp Dresser & McKee, Inc. for architectural and engineering design and construction administration services associated with the Boston Fire Department Emergency Generators and Boston Fire Academy project.          | <b>Name Change</b><br><b>Time Extension</b><br><b>Increase of</b><br><b>\$90,234.00</b> |
| <b>VOTE 3</b><br><b>Angela Atchue</b>   | <b>ACCEPTANCE OF A DEED FOR TWO PROPERTIES FROM THE BOSTON REDEVELOPMENT AUTHORITY:</b> parcels of land located at (1) 2304-2306 Washington Street; (2) 2326-2328 Washington Street, in Boston (Roxbury) for the purpose of constructing the Dudley Square Municipal Office Facility. | <b>Purchase Price</b><br><b>\$1.00</b>  |
| <b>VOTE 4</b><br><b>Ken Griffin</b>     | <b>CONTRACT TO MAP-LAB INC.:</b> to provide architectural and engineering design and construction administration services associated with the Boston Transportation Department Collection Room Renovations project.   | <b>\$47,891.00</b>  |

Sincerely,

Michael J. Galvin  
Director of Public Facilities Department and  
Chief of Public Property

**ROOM 811, BOSTON CITY HALL, BOSTON, MA 02201 617-635-4100 FAX: 617-635-3250**

**CAPITAL CONSTRUCTION OFFICE**

**26 COURT STREET, 10TH FLOOR, BOSTON, MA 02108 617-635-0546 FAX: 617-635-0555**

**PUBLIC FACILITIES DEPARTMENT  
AGENDA**

**PUBLIC FACILITIES COMMISSION  
MARCH 8, 2012**

**VOTE 1:** That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on October 10, 2011, to CSS Architects Inc. with an office at 107 Audubon Road, Building 2, Suite 300, Wakefield, MA 01880. Under the terms of this contract, CSS Architects, Inc., a Massachusetts corporation, will provide architectural design and construction administration services associated with the building envelope repairs at the Hyde Park Community Center. The scope of work includes design and construction administrative services associated with envelope repairs including, but not limited to, waterproofing the building exterior, repointing masonry, weatherproofing, caulking and associated interior repairs. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$62,495.00, including \$28,500.00 for additional services, which is a fixed fee of 11.14% based on an estimated construction cost of \$305,000.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 2:** That the vote of this Commission at its meeting of June 10, 2010, regarding a contract with Camp Dresser & McKee Builders Inc. for architectural and engineering design and construction administration services associated with the Boston Fire Department Emergency Generators and Boston Fire Academy project

be, and hereby is, amended as follows:

By the deleting the following words: "Camp Dresser & McKee Builders Inc." and substituting in place thereof the following words: "CDM Smith Inc."

And, also by deleting the following words and figures: "August 20, 2012, at a cost not to exceed \$91,800.00, including \$42,534.00 for additional services, which is a fixed fee of 8.05% based on an estimated construction cost of \$612,000.00" and substituting in place thereof the following words and figures: "August 19, 2013, at a cost not to exceed \$182,034.00, including \$72,534.00 for additional services, which is a fixed fee of 7.62% based on an estimated construction cost of \$1,437,000.00."

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

**VOTE 3:** Pursuant to a vote of the Boston Redevelopment Authority on February 16, 2012, the Director of the Public Facilities Department, acting by and through the Public

Facilities Commission, be and hereby is authorized to accept from the Director of the Boston Redevelopment Authority, a deed to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Senior Legal Officer of the Public Facilities Department, and in a form approved by Corporation Counsel for the City of Boston, regarding these two parcels of land located at:

- (1)     **Ward:** 09  
          **Parcel:** 03143000  
          **Address:** 2304-2306 Washington Street, approximately 4,503 square feet
  
- (2)     **Ward:** 09  
          **Parcel:** 03144000  
          **Address:** 2326-2328 Washington Street, approximately 205 square feet

in consideration of ONE DOLLAR (\$1.00); and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) authorizes the Public Facilities Commission, without obtaining the consent of any other board or officer or further authority, in the name of the City, to acquire for any municipal purpose a fee simple absolute or any lesser interest in any land, public or private, within the limits of the City;

NOW, THEREFORE BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to accept the aforementioned deeds from the Boston Redevelopment Authority for purpose of constructing the Dudley Square Municipal Office Facility.

**VOTE 4:**     That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on December 26, 2011, to Map-Lab Inc. with an office at 21 Drydock Avenue, Boston, MA 02210. Under the terms of this contract, Map-Lab Inc., a Massachusetts corporation, will provide architectural and engineering design and construction administration services associated with the

Boston Transportation Department Collection Room Renovations project. The scope of work includes design and construction administration services for the expansion, reconfiguration and modernization of the collection room operated at the Boston Transportation Department Enforcement Facility located at 200 Frontage Road, Boston, MA 02118. The term of this contract shall be 78 weeks from the date of execution at a cost not to exceed \$47,891.00, including \$12,257.00 for additional services, which is a fixed fee of 11.1% based on an estimated construction cost of \$321,023.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.